128.0	0003	0026.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	984,000 /	984,000
					USE VALUE:	984,000 /	984,000
					ASSESSED:	984,000 /	984,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	-24	MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TURNER JOHN &
Owner 2:	WHITE JENNIFER
Owner 3:	
Street 1:	24 MENOTOMY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VEINOT DAVID O & ELIZABETH/TRS -
Owner 2:	MENOTOMY RD REALTY TRUST -
Street 1:	24 MENOTOMY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,071 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 3020 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7071.000	473,400	4,900	505,700	984,000
Total Card	0.162	473,400	4,900	505,700	984,000
Total Parcel	0.162	473,400	4,900	505,700	984,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.82 | /Parcel: 325.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 83313
GIS Ref:
GIS Ref:
Insp Date: 04/24/18

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0003-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	473,500	4900	7,071.	505,700	984,100	984,100	Year End Roll	12/18/2019
2019	104	FV	366,500	4900	7,071.	474,100	845,500	845,500	Year End Roll	1/3/2019
2018	104	FV	364,900	4900	7,071.	391,900	761,700	761,700	Year End Roll	12/20/2017
2017	104	FV	341,900	4900	7,071.	360,300	707,100	707,100	Year End Roll	1/3/2017
2016	104	FV	341,900	4900	7,071.	328,700	675,500	675,500	Year End	1/4/2016
2015	104	FV	304,000	4900	7,071.	322,400	631,300	631,300	Year End Roll	12/11/2014
2014	104	FV	304,000	4900	7,071.	299,600	608,500	608,500	Year End Roll	12/16/2013
2013	104	FV	316,600	4900	7,071.	285,100	606,600	606,600		12/13/2012

!10051!

PRINT

Date	Time
12/11/20	00:24:44

LAST REV

Date	Time
05/01/18	12:07:18
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10051

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VEINOT DAVID O	1418-47		6/26/2012		579,000	No	No		WESLEY JAMES TURNER D.O.D. 8/11/2014 BK 1418
VEINOT DAVID O	1302-79		6/17/2005	Family	99	No	No		
VEINOT DAVID O	1236-59		5/1/2001	Family	1	No	No		
	810-53		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2012	222	Manual	1,400					replace railing
3/31/2009	177	Manual	18,081					
11/12/1996	595	Manual	1,475	C				REROOF GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	CC	Chris C
11/3/2008	Meas/Inspect	163	PATRIOT
2/5/2000	Inspected	264	PATRIOT
11/30/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83313
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7071		Sq. Ft.	Site		0	80.	0.89	9									505,707						505,700	

Total AC/HA: 0.16233 | Total SF/SM: 7071 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 505,707 | Spl Credit | Total: 505,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04208362
Const Adj.:	0.98000199
Adj $ / SQ:	173.611
Other Features:	114550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686140
Depreciation:	212703
Depreciated Total:	473437

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

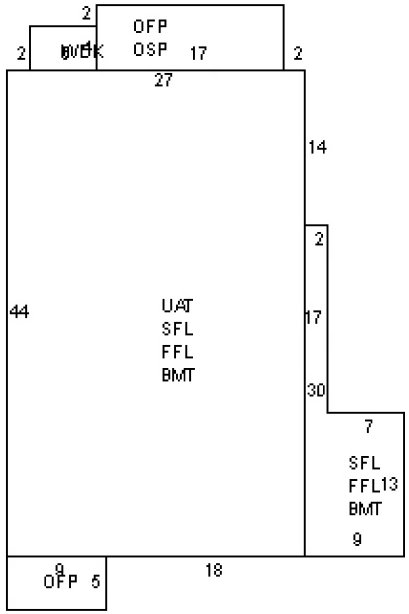
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	2	
Totals			
2	13	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.61
Special Features:	0	Val/Su Net:	103.20
Final Total:	473400	Val/Su SzAd	176.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,339	55.420	74,203
FFL	First Floor	1,339	173.610	232,466
SFL	Second Floor	1,339	173.610	232,466
UAT	Upper Attic	297	82.470	24,492
OFP	Open Porch	147	27.170	3,994
OSP	Screen Porch	102	35.230	3,593
WDK	Deck	24	15.680	376

Net Sketched Area:	4,587			Total:	571,590
Size Ad	2678	Gross Are	5478	FinArea	3020

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0003-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X21	A	AV	1927	21.61	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900